

MARCH 9, 2004

**CITY OF GUNNISON COUNCIL
REGULAR SESSION MINUTES**

7:00 P.M.

Following a Work Session, the Regular Session was called to order at 7:00 P.M., by Mayor Ferguson with Councilmembers Simillion, Stone, Smits and Duba present along with City Attorney Landwehr, City Manager Collins, City Clerk Davidson, Community Development Director Hannon, Finance Director Hanson, Parks & Recreation Director Ampietro, Planning Commissioner Seitz, several interested citizens and the press.

Mayor Ferguson asked Council if the agenda item, “**Letter of Support for the Tenderfoot Child Care Center Project**” could be added to the agenda. Council agreed to the addition.

Consideration of Minutes:

Regular Session Minutes of February 24, 2004.

Councilmember Duba asked the minutes be amended to reflect he did not vote on the approval of the 2004 Contracts for Service, as he had recused himself from the vote. City Clerk Davidson stated she would make the correction.

Councilmember Stone moved and Councilmember Simillion seconded the motion to approve the Regular Session Minutes of February 24, 2004, as amended.

Roll call vote, yes: Simillion, Stone, Ferguson, Smits, Duba. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens: Tammeron Trujillo from Mountain States Employers Council, Re: Employee Survey Results. Ms. Trujillo came forward and addressed Council. She reviewed the summary of the results of the compensation survey administered to City employees in February. There was an approximate 90% employee participation in the survey. The categories used in the survey were compensation, benefits, performance evaluation and pay plan. Overall, the survey indicated that communication and compensation equity among employees needs to be addressed. Communication, particularly on how salary ranges are determined, is needed. Discussion ensued regarding the survey.

Councilmember Duba asked if these survey results are remarkable for the public sector. Ms. Trujillo replied the results are not remarkable especially for a service organization with merit pay. Service is always harder to quantify.

Councilmember Stone stated he agrees with the plan analysis. Perception isn’t really good especially how our compensation compares to other municipalities. It’s very common to have the wrong perception on what others are earning.

Mayor Ferguson stated he appreciated the work Mountain States has done. This is a scientific information building block to work from. He would like to see an updated market survey that includes compensation benefits. He stated he is destined to struggle with merit based pay but this data is useful.

Councilmember Smits asked how the employees will get this information. Finance Director Hanson stated Ms. Trujillo will be meeting tomorrow with the employees in a number of meetings to present the survey results. Councilmember Smits asked for Staff’s comments on the survey. City Manager Collins stated Staff had discussed the findings this morning and felt the issues that need to be addressed are the market pay/benefit survey, education for both supervisors and employees, and pay equity with nearby communities.

Councilmember Stone requested a Staff recommendation on where to go from here. He’d also like information from Staff on additional costs for further data gathering. He’d like the problem with the small differences in merit pay increases between top performers and median performers to be addressed.

Councilmember Smits stated this data is a valuable source of information and Council is taking this issue very seriously.

Council thanked Ms. Trujillo for her presentation.

Unfinished Business: None.

New Business:

Challenge Grant Application from the Gunnison White Water Park Committee in the Amount of \$830.00. This item was discussed at the Work Session prior to the Regular Session.

Councilmember Stone moved and Councilmember Simillion seconded the motion to accept the Challenge Grant Committee's recommendation, approve the Challenge Grant Application from the Gunnison White Water Park Committee in the amount of \$830.00 and authorize the Mayor to sign the Challenge Grant.

Councilmember Smits stated this is his idea of what the Challenge Grant Program is all about. The festival brings in out of town visitors. Councilmember Duba wanted it stated for the record that, because the Gunnison White Water Park Committee stated they hoped to be self-funded in the future, this doesn't preclude them from coming to the City Challenge Grant program in the future.

Roll call vote, yes: Stone, Ferguson, Smits, Duba, Simillion. So carried.

Roll call vote, no: None.

Appointment of City Representatives to Gunnison Land Preservation Board. This item was discussed and interviews were conducted in the Work Session prior to the Regular Session.

Councilmember Duba moved and Councilmember Stone seconded the motion to appoint Kai Allen and Sonja Chavez de Baca as City representatives and Michael Fornasiero as City alternate to the Gunnison County Land Preservation Board, with terms to expire in January, 2006.

Roll call vote, yes: Ferguson, Smits, Duba, Simillion, Stone. So carried.

Roll call vote, no: None.

Council thanked Mr. Allen, Ms. Chavez de Baca and Mr. Fornasiero for their willingness to serve on this board.

Approval for Community Center Construction Manager/General Contractor. City Manager Collins informed Council there are two contracts, the short contract, that is the pre-construction and construction fees portion, and the long contract that contains the General Conditions. Both are based on AIA boiler plate contracts. City Attorney Landwehr, Parks & Recreation Director Ampietro, City Engineer Zerger and he met yesterday and reviewed the contracts amongst themselves and in a conference call with FCI. They came up with approximately \$17,000 in cost savings. The City Manager clarified that no construction will take place until the Notification to Proceed with Construction document is signed. Therefore, if that document is never signed, the City is only obligated by the contract for \$5,000.

City Attorney Landwehr stated it is really a single contract. The short contract, No. 121, incorporates by reference, the long contract, General Conditions. He agrees with the City Manager in his recommendation to go ahead with this contract.

City Manager Collins stated he and Finance Director Hanson will be getting with CIRSA, the City's insurance carrier, in regards to the insurance levels. FCI has indicated they are comfortable with the amounts to be determined and included in the contract document. Also, please note in section 8.21, the deductibles will be under the builder's risk.

Councilmember Stone moved and Councilmember Duba seconded the motion to accept Staff's and the City Attorney's recommendation to approve the contracts with FCI concerning the Gunnison Community Center construction and further authorize the Mayor to sign said contract.

Roll call vote, yes: Smits, Duba, Simillion, Stone, Ferguson. So carried.

Roll call vote, no: None.

Letter of Support for Tenderfoot Child Care & Family Development Center Project. City Manager Collins informed Council he received a request from County Manager John DeVore for this letter of support for a USDA grant & loan application for the County's proposed Tenderfoot Child Care and Family Development Center.

Councilmember Duba moved and Councilmember Smits seconded the motion to approve the letter of support for the Tenderfoot Child Care and Family Development Center grant application and authorize the Mayor to sign the letter.

Roll call vote, yes: Duba, Simillion, Stone, Ferguson, Smits. So carried.
Roll call vote, no: None.

Ordinance and Resolutions: None.

City Attorney: Reported he will be out of the City from March 12th through March 26th and he has notified the City's backup attorney, Laura Magner.

City Manager: Mark Collins: 1. Informed Council this Thursday is the presentation on the \$500,000 Community Center Energy Impact Grant application. Mayor Ferguson, County Commissioner Jim Starr, Parks & Recreation Director Ampietro and he will make the presentation. 2. There will be a meeting Friday of the Community Center Core Committee with the architects and contractors to work on financial details. This is the value engineering phase. The contractors and architects will have a series of options available to get the project into the \$3.25 million dollar range. 3. Staff met with Gunnison Valley Economic Development Corporation Director Lee Dusa this morning and discussed the focus of the GVEDC in the City. Mr. Dusa will come before Council on April 6th. 4. Lastly, he will be out of town all next week.

Acting City Manager: Parks & Recreation Director Dan Ampietro. Informed Council he will be giving his departmental report to Council at the next Regular Session. Cranor Hill closed on February 29th. The hockey ice is nearing it's end. If it stays useable until Friday, it will be a total of 93 days of ice. The adult hockey tournament is Wednesday and the Gunnison Midget team took first place in the Rocky Mountain Youth Hockey League.

City Clerk: Gail Davidson. City Clerk Davidson asked Council about next week's Council Work Session. There is only one item on the agenda and it can be moved to the following week, so with Council's permission the meeting will be canceled. Council concurred. City Clerk Davidson then asked Council if they would be available to attend a tour of road surfaces prior to the March 23rd Regular Session. Council stated they would be able to attend.

Non-Scheduled Citizens: None.

General Discussion/Items for Work Session:

Councilmember Simillion: Asked the City Manager about the timeline for the Energy Impact Grant. City Manager Collins informed Council the panel will vote right after the City's participation as far as full, partial or no funding will be provided. In approximately 3 weeks after the presentation, the City will receive written notification about the amount awarded.

Councilmembers Stone and Duba: Nothing further to report.

Councilmember Smits: Asked Finance Director Hanson about the discrepancies between the City and County sales tax figures. Director Hanson stated she is working on comparing the two entities' December sales tax reports, since these represent the end of a quarter. The County doesn't collect on groceries, however, this shouldn't cause the large discrepancy of approximately \$70,000. City Manager Collins informed Council the results of the inquiry will be given to Council hopefully by the end of the week. He has also talked with Crested Butte Manager Frank Bell and Mt. Crested Butte Manager Chuck Stearns about possible discrepancies.

Councilmember Smits then thanked City employees Pat MacIntosh on his 25th anniversary of City employment, Paul Morgan for his 10 years of City employment and Jim Keehne for his 20 years of City employment.

Mayor Ferguson: Asked City Manager to pass along his compliments to the City refuse crew for their performance in emptying the trash cans in the downtown district. He saw they were giving it their all.

Executive Session:

Discussion on the sale of real property as outlined under C.R.S. Section 24-6-402(4)(a), more particularly described as the properties authorized for sale by the City of Gunnison electorate at the May 13, 2003, General Municipal Election and discussion on negotiations for the easement to the Lost Canyon Parcel. No action will be taken during the Executive Session.

Councilmember Stone moved and Councilmember Smits seconded the motion to adjourn to Executive Session to discuss the sale of real property as outlined under C.R.S. Section 24-6-402(4)(a), more particularly described as the properties authorized for sale by the City of Gunnison electorate at the May 13, 2003, General Municipal Election and to discuss the negotiations for the easement to the City-owned parcel known as the Lost Canyon Parcel. No action will be taken during the Executive Session. However, action may be taken on this topic after the return to the Regular Session.

Roll call vote, yes: Simillion, Stone, Ferguson, Smits, Duba. So carried.
Roll call vote, no: None.

Mayor Ferguson reconvened the Regular Session meeting at 8:55 P.M.

Possible Action on Sale of City-owned Parcels and Lost Canyon Parcel Easement Negotiations.

Councilmember Stone moved and Councilmember Duba seconded the motion to pay \$250.00 to offset the legal fees expenses for developing the easement, pay \$800.00 to the Lost Canyon Bridge Association and accept the easement with the three conditions as presented in the City Attorney's memo.

Roll call vote, yes: Stone, Ferguson, Smits, Duba, Simillion. So carried.
Roll call vote, no: None.

Councilmember Stone moved and Councilmember Simillion seconded the motion to instruct Staff and the City Attorney to prepare the RFP's to solicit for a local real estate broker to list the sale of the Lost Canyon Parcel as authorized by the electorate for sale.

Roll call vote, yes: Ferguson, Smits, Duba, Simillion, Stone. So carried.
Roll call vote, no: None.

Councilmember Smits moved and Councilmember Stone seconded the motion to direct Staff to seek sealed bids for the sale of the current Parks & Recreation office building, with a minimum bid set at \$170,000.

Roll call vote, yes: Smits, Duba, Simillion, Stone, Ferguson. So carried.
Roll call vote, no: None.

Mayor Ferguson thanked City Attorney Landwehr, City Manager Collins and Parks & Recreation Director Ampietro for all of their work on this process.

Adjournment: The meeting adjourned at 9:03 P.M.

Mayor

City Clerk